

Available online at [www.sciencedirect.com](http://www.sciencedirect.com)

Energy Procedia 5 (2011) 1852–1858

---

---

**Energy**  
**Procedia**

---

---

IACEED2010

# Study on the Machanism Evolution of China's Urban\_rural Integration Development Planning and Its Land System in Practice

ZHENG Zhong<sup>a\*</sup>, YU Guang<sup>b</sup><sup>a</sup>*School of Geography and Planning, Sun Yat-sen University, GZ510275, China;*<sup>b</sup>*China University of Geosciences (Beijing), Beijing100083, China*

---

## Abstract

This paper clarifies that China should take the urban-rural integration development planning as a chiefly assignment so that establish a scientific policy mechanism for implementing its industry development and the rural land system reform; moreover, it analyses the mechanism of the regional industry development planning and its structure adjustment, as well as the industry upgrade and transformation of China. Nowadays, because of the precondition of low\_carbon development that a new innovation competition has been caused in different regions of the world. The research furtherly opens out that China's economic development depends on the land resource utilization and its industry development; however, it explains that China's economic transformation should deepen the rural land reform and keep the urban-rural sustainable development.

© 2011 Published by Elsevier Ltd. Open access under [CC BY-NC-ND license](http://creativecommons.org/licenses/by-nc-nd/3.0/).

Selection and peer-review under responsibility of RIUDS

*Keywords:* Evolution; Urban-rural integration ; Land system reform; China

---

## 1. Introduction

In order to countermeasure the Globle Climate changes or the Finance Crisis that all different districts among the world have been involved with an innovation competition in a low\_carbon development way; however, China chooses the new industrialization path in order to promote its resources validity utilization and industry development<sup>[1]</sup>. Whereas, for an instance such as the district development

---

\*Corresponding author. Tel.: 13268252811; fax:020-84111255.

E-mail address: [zz2008\\_bj@126.com](mailto:zz2008_bj@126.com)

planning of China, the rural land utilization management system and its reform mechanism of which have been evolved in a changing way or in an evolution process.

The first of all, the evolution of China's development with the rural land utilization system in practice should establish a long availability mechanism in order to accommodate the changing situations: China has caused these factors that included its industrialization, the urbanization and the rural land utilization system reform, which would be feasible to play a special effect on district development with the regional plannings.

For the second instance, we should not only upgrade the truth of our district's development planning during the low\_carbon trend which leads the global, but also we need understand it again. How to keep sustainable development of China that would be at the theme of scientific development, and insist to transform the development way as a masterstroke; whatever, China has been entered its long reform course. Without doubt, study on the evolution mechanism of China's urban \_rural integration development planning and its land system reform in practice, it contains both of the theory and realism meaning.

## **2. China's urban\_rural integration planning and its land system**

### *2.1 The urban\_rural integration and its development planning*

In fact, the evolution mechanism of urban \_rural integration development planning and land system reform; however, it has involved with the emphases field and key technology for carrying out the Scientific Development and the Two Model Society of China (it is usually called: the Society of Resources Economy and Environment Harmony).

As far as it can be seen, we should consider that it's carrying capacity of the land resources and environment during the process of China's industrialization and urbanization that included its the economic society development potential<sup>[2]</sup>. It need introduce the low\_carbon model to insure the restricted resources utilization in an availability way; consequently, China should promote a kind of new economic growth points and establish a dynamical mechanism for the future.

When we think it over with a long\_term, it is no other than implement the poly \_faceted strategy of energy; however, it will to collocate the resources among the new strategy industries. China would be attend the games of the global market<sup>[3]</sup>. For the other hand, we should facilitate resources utilization in order to promote China's industry upgrade<sup>[4]</sup>.

In fact, it is time to correct the old strategy system, we will reduce the distinction between the urban\_rural development of China; whatever, completely push the urban\_rural integration planning. It is a must for the rural land system reform, and strengthen the regional economic development that it is a way out for the San Long especially (the agriculture, rural and peasant which usually called San Long) during China's transformation period.

However, push the urban\_rural integration planning that will be also an effect for enlarging interior\_necessaries and keeping national economic growth in a sustainable way. We need emphasize that the local government should break the idea with the benefit division of themselves, and enhance the cooperation development; however, the regional resources predominance that will play a better effect besides promoting its industry development.<sup>[5]</sup>

### *2.2 The urban \_rural land planning and its value tropism*

We assumed that people commonly pursues the most benefit of itself among their economic activities; therefore, people in the precondition within society of market economic whom should be a rational

human being. For an instance, it ordinarily causes the land user who with a consideration in order to obtain the most fortune from the land, the economic benefit became his purpose. As a result, there are a great deal of the non\_construction land (the rural land )which had been nibbled and translated as a construction land by the land dealer.

First of all, if it achieves the land utilization in an availability way, we should be not only procure noly a kind of economic benefit, but also we should depend on a whole best society benefit of which the reasonal benefits from the zoology balance and environment protect etc. The land planning should respect the natural ecoenviornment and workout it in a reasonal or scientific way;, whereas, we should transfer the traditional land uutilization purpose of China, it means that the land utilization will not noly keep up only economics target any longer.

From the beginning of the 21century in China, the anti\_planning theory that has been put forward by professor Yu Kongjian and Dr Li Dihua of Peking university. The anti\_planning theory of which calls for a systematic integrality of land planning value that included the public policy attribution and rationality.

Secondly, the process and method with the land utilization planning, it has get used to pursue a single economic target for the achievement in government's post of GDP in China. According to the article Two of The Chinese Low of Urban\_rural Planning, the planning district means that the built district of the city, the town and the village, as well as the area where must be controled because of the urban\_rural integration development demanded.

Actually, it is due to the relative government to organize and decide that formed a totall planning of the city's ruban\_rural development requirement, as well as the town and its county, even the village as a tatall planning. According to the range of planning district that the tatall planning must be based the development level of economic society in order to make the planning as a whole. If we implement the ruban\_rural planning with its value tropism management; whatever, we must perfect and rule government's action so that we could cause a deep effect for assuring our city's administration in a memocracy and scientific way.

Finally, it is usually to say, it is due to enlarge the non\_construction land utilization that has enhanced China's GDPgrowth; as a rresult, the government would rather than keeping the choice of the land utilization with their benefit target.

Because of the planning's effect that would be played with the character of potential and lag; commonly to say, our government would lose sight of the positive exterior of zoology and society of the non\_construction land (the rural land) .

If we considered the land utilization just only with a single benift target that we would be resulted in an expense for the other sides else. Nowadays, our country's land planning generally according to the traditional , narrow and immediacy method that it calls for the most economic benefit from the land utilization, as a result, it is lack of the consideration with the land resources's benefits of the society and entironment; moreover, it is more absence the consideration for society with a long\_term result's and offer the citizen an ensure survival environment.

### **3 The status and trend of urban \_rural integration development**

#### *3.1 Land resources and city industry development*

There was one of Britain founder of the classical politics and economist named William Petty who m said an ana, "Labor is the father of the fortune, and land is the mother of the fortune"<sup>[6]</sup>. Thus, it can be seen that the land is very important to a city's society and economic development. For example, America land market of the city had been completely unrestricted in the 19 century, as a result, there was filled with gamble behaviours. In fact, "The Invisible Hands had controlled the 19 century America city's

growth”; whereas, it has been proved soon the Invisible Hands could not afford a finer survival environment for a great lot of people whom had emerged in the cities, as well as it was incapable of guarantee for the health development and administration efficiency of the city.

New York had deployed in implementing inhabitation control in 1867, and then New York city set up The Health Protection Department in 1968, after that the New Jersey State, the Pennsylvania State and the Connecticut State etc. have adopted the similar measures one after another. These measures mostly take attention to the height of buildings, the public security, the park planning etc.

America city’s regional planning has been popularized from 1920, for an instance, there were 368 cities have passed the regional planning statutes. Anyhow, there were about 1000 cities have issued the city regional planning statutes and brought it into effect in 1930.

### *3.2 Land resources and urban\_rural integration development*

The city development of our country will depend on the land system reform; however, it means the rural land utilization system reform lean upon the capitalization of the land, and get the usufruct of rural land as a merchandise able to deal with in the market. The development of China’s city has been tied to the rural land <sup>[7]</sup>: As a result, when the land and the capital have contacted firstly in China, it has exerted a great deal of impetus so that had caused China has kept 30 year’s economic growth in a advance rapidly way. In fact, the land utilization with the city and its industry development that has been assumed with three basic phases such as below:

(1)The first phases: the time of the original accumulation for China’s city development. The city development of China usually by an expanding way at the primary phases, at this time its economic growth has increased by attracting production investment or luring foreign capital as a mainstream. During this process, local government sales the utilization right of the rural land at once if some businessman ask for it. As a result, the government by saling the land to expand the city’s development because the land utilization right that remise ties to GDP in an osculate way.

Actually to say, when China’s city development to a certainty phase or the GDP in an average level; anyhow, the city’s economic development will reduce the degree of land expanding gradually; therefore, the industry must upgrade till the city develop to an advance stage.

(2)The second phases: the intensivism time of China’s city development. It has been discovered that the land resource to be rare itself, our government usually had to be compelled by some enterprises and transferred the rural land among of the city’s land planning within a low efficiency. Generally to say, because of taking the rural land as an economic instrument, because it has been utilized as a construction land, of which had concerned with the society and economic relationship. For example, Japan had appeared this kind of situation that the land\_value to rise at a very fast speed way, as well as the land\_value rise in China’s some especial large cities and the economic special zone.

(3)The third phases: the reasonal growth time of the city development . By the reason of the city land planning and the whole society economic development that has a consanguineous relationship in a harmonious way. On the other hand, our country’s urbanization that had get divorced from the background of whole economic growth; anyhow, there were a lot of city problems caused. Consequently, it became a target for regressing city growth in a balance way that must pursue a finer economic society development way.

The problem is that the custom of land exploitation and utilization usually get to confirm firstly for its development direction and scale of a city or a town; moreover, there are a lot of non\_construction land of the circumjacent of the city and town generally had been occupied earlier for the reason of requirement of development.

There were some new front theory on the term of land utilization study has outspreaded. According to our country's land collocation planning, such as urban\_rural integration development planning that should considered with land ecology, land ethnics and land sustainable utilization etc.

In fact, in China the land utilization planning needs resolve those problems, as a whole integration planning that it should all aspect's benefit, for an example, as well as get the best benefits of economic, society, zoology and environment for China's urban\_rural integration development.

#### **4. The land utilization management system and its reform direction**

##### *4.1 Land system and China's industrialization and urbanization*

Because of there are a great deal of rural population that has occupied the most total population of China; however, we have to take a consideration of the rural collectivity land utilization in a full advantage way. Consequently, it is very important to our country during its development process of industrialization and urbanization of China.

As a result, it has assumed that we will take the full advantage of the rural collectivity land utilization so that we must study on our country's property of rural collectivity land reform in practice. Perhaps, it is still meaningful for keeping the society on a steady\_going way and carrying its economic benefit out with an equity and improvement direction.

The city regional planning statute of China that has contained two arrangements: The first one is the sub\_area system, and then the sub\_area planning; whatever, the subarea system aims to supervise the purpose of every plot in city, and certainly it takes a plot purpose of which have considered such as inhabitancy, industry and commerce plots, at the same time, and it has also regulated the population density in different district, the architecture cubage, the housing proportion, the district virescence, and the local symbol etc.

On the other hand, the sub\_area planning confirms the block size, the street width etc. so that strengthen the planning standard in order to confirm the purpose of the sub\_area planning. It is a objective to the city total planning that ensure the sub\_area and its circumference where would be turned into a organic segment as a whole planning.

Besides the rural land can haul the economic growth of our country and the rural land utilization that make a great of contribution for regional development; whereas, if the rural land and industry structure had been combined or configured in a sightless way, it has the reverseside either, whatever, it would be disadvantageous for our society and economic development.

We can say, it is among of the rural land utilization that concerned with the dwelling house real estate, the commerce real estate, the industry real estate and with a correlation of the other real estate market development. Of course, there are domicile land and finance market, it assumed that be very important to collocate the land resource and urge our city's development.

In the other words, if we implement the reformation for forming a policy with capitalization of rural land, it is just now we could be able to protect the plantation more effectively, and guarantee the foodstuff security better. Establishing the social security system, we would regard it as a social stabilization mechanism and a economic accommodation mechanism<sup>[8]</sup>.

##### *4.2 Capitalization and marketization for rural land*

About the rebuilding the property right of the rural land in China, it need to incarnate a route map that would countermeasure these problems:

(1)How to make the rural land become a flow assets that could be in the market in a capitalization way; if we get to finish the aim, then there are other problem such as: if we can make the land's income distribution be in a rationalization zone.

(2)It should establish a new rural construction development model that confirm the process of urbanization, actually to say, we need realize the urban\_rural integration development as a whole development planning in China.

(3) China depends on the capitalization of rural land, if government lead to transit a part of the land assets for carrying through society guarantee, there is a valuable roomage for urban and rural integration development. It would be a key factor that how to release the rural land assets.China might be release its sedimentation capital in the future.

Certainly, there are some problems of finance and other system which should reform in order to make the rural land property right flow in a marketlization way. If China realizes to reform the system for capitalization of the rural land some day, whatever, it means there is an urgently question will be caused, for an instance, it is possible or impossible to morage or go financing etc.

How to introduce the finance tool? If we can reform the the rural land system for capitalization in the future, of course, we assumed that there is a huge reform roomage for rural land system reform. We should establish a mechanism to resolve a series of problems radically. For example, there are some peasants with the chance had entered the city one day, but they could not bring their so called land asset to a city where they had lived.

## 5. Conclusion

Generally to say, if China implements the capitalization of its rural land within a finer planning and management way; whatever, we believe that it can not reduce the plantation because the peasant will protect, cherish their land better, even exploitation and utilization the wasteland in a finer zone. On the another hand, because of China's now rural land property right is undistinguished yet; whereas, the land system of possession is still unclear at present time.

As a result, there is caused a fearful problem that a plentiful rural land has been desolated, wasted and wilfully invaded or occupied seriously by its industrialization or urbanization from the recent three decades. However, due to the factor of China's urban\_rural duality economic structure, the rural land assets has become a subside capital of our country.

It is a fact that because of the rural land assets can not allowed to transfer, to trade, and to mortgage so that it has conducted the value of rural land in a subside way. The urbanization's process of a country that should be restricted with two factors which named industrialization and system<sup>[9]</sup>.

Thereby, how to get a balance of the difference of the urban\_rural duality economy structure of China, it means we must emphasize the urban-rural integration development planning, especially to establish a set of a development mechanism in order to assure the direction of rural land system reform of China.

Whatever, it is one of the mostly purpose of which we has to carry out the regional planning; as a result, China should confirm its industry development planning and the rural land system reform with a long effect mechanism for its future's development.

## Acknowledgements

The first author of the paper, Dr.ZHENG Zhong has been gained a special grade of the financial support from China Postdoctoral Science Foundation (The subsidized number:201003377); thereby, I'd

like to make my acknowledgement for the Postdoctoral Science Foundation as my subsidized aid financially.

Fortunately, Dr. YU Guang has participated in the investigation and research, as my coauthor whom has offered his contribution to finish my research; therefore, I favor to express my thanks to him for his cooperation. It would be regarded as an important task because the author had paid more attention to China's economic development way.

## References:

- [1] Wu JingLiang, The transformation of China, Chengdu, Sichuan people's press, 2002.
- [2] Shi Qingqi etc. Technology Progress and Management Engineering, Guangzhou, Chinese digital press, 2003.
- [3] Fu Qinyun, Zhang yingxin, Liuwei, Energy Situation of the World Main Nation, Beijing, Science press, 2004.
- [4] Chow ZhiChang, the economy transformation of China, Beijing, China people university press, 2001.
- [5] ZHENG Zhong. Survey of Capital Economic Circle and its Industry Development of Regional Cooperation, 2008.
- [6] Petty, William, the Literature of Economics, Beijing, Commercial press, 1981.
- [7] Zhang Yaxiong, Zhao kun, the regional investment and output, Beijing, Society science literature press, 2006.
- [8] YU Taijun, Social Security System and Polity Stabilization: West Experience Analysis, Study and Explore, 2001
- [9] YUE Yuming, China's Urbanization, Economic Support and System Innovation, Beijing, Commerce Press, 2005, 103.

## Appendix

Dr. ZHENG Zhong has engaged in studying on the regional economics and its planning, especially for the urban-rural integration development; practically, Study on the Mechanism Evolution of China's Urban\_rural Integration Development Planning and Its Land System in Practice, this paper has attributed as an embranchment from his postdoctoral work achievement.

He has finished some importance scientific research for the recent years; whereas, the arrangements of those tasks that have come from the different stratification government department in which include the ministry of agriculture of state, capital (Beijing), Guangdong province and other local. the paper study on the Mechanism Evolution of China's Urban\_rural Integration Development Planning that has been finished that would be assumed that become a prophase achievement for the future's study.